

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-03-48
7-8-03

03-0-1216

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA
as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **2007 (aka 2017) Hollywood Road, N.W.** be changed from the **C-1 (Community Business)** District and the **R-4A (Single-Family Residential)** District, to the **C-1 (Community Business)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **252** of the **17th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 252 OF THE 17th DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 80 OF THE J.W. SPINK PROPERTY, AS PER PLAT RECORDED IN PLAT BOOK 1, PASE 43, FULTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERN RIGHT OF WAY OF HOLLYWOOD ROAD WITH THE SOUTHWESTERN RIGHT OF WAY OF MAIN STREET, THENCE RUNNING SOUTH 27 DEGREES 17 MINUTES 05 SECONDS EAST ALONG THE SOUTHWESTERN RIGHT OF WAY OF MAIN STREET A DISTANCE OF 230.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY OF MAIN STREET AND RUNNING SOUTH 61 DEGREES 25 MINUTES 23 SECONDS WEST A DISTANCE OF 90.00 FEET TO A POINT; THENCE RUNNING NORTH 27 DEGREES 18 MINUTES 23 SECONDS WEST A DISTANCE OF 179.00 FEET TO AN "X" FOUND IN CONCRETE ON THE SOUTHEASTERN RIGHT OF WAY OF HOLLYWOOD ROAD; THENCE RUNNING NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY OF HOLLYWOOD ROAD NORTH 32 DEGREES 13 MINUTES 14 SECONDS EAST A DISTANCE OF 104.50 FEET TO A POINT AND THE POINT OF BEGINNING
ALL AS SHOWN ON A SUVEY FOR THE ORINDA CORPORATION BY SURVEY SYSTEMS AND ASSOC., INC., DATED JULY 11, 2003.

